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Date 1/08/2019 Time 12:48:44PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$117.60

Rev Stamp# 8 DOV# 8

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

This instrument prepared by:

JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309

Phone No.: 515-453-4244

Mail tax statements to and return to:

On The Pond, LLC, ~~140th St Lot 3~~, Van Meter, IA 50261 - 2974 - 120<sup>th</sup> St

$\frac{1}{2}$

\$74,000

## WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Badger Creek Land Co., LLC, a limited liability company**, does hereby convey the following described real estate to **On The Pond, LLC, a limited liability company**:

**Lot Three (3) of Valyria Plat 1, a Subdivision located in the Southeast Quarter (¼) of the Southeast Quarter (¼) of Section Twenty-four (24), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa**



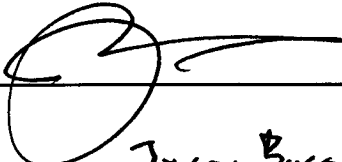
Order No.: MES-83184/KCF

**SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD**

The Limited Liability Company does hereby covenant with Grantee, and successors in interest, that Company holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and the Company covenants to warrant and defend the real estate against the lawful claims of all persons except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

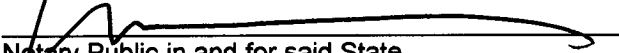
Badger Creek Land Co., LLC

  
\_\_\_\_\_  
Printed Name Jerry Bussanmas

STATE OF Iowa )  
COUNTY OF Polk )

SS:

This instrument was acknowledged before me on 1/3/2019 by Jerry Bussanmas as Manager of Badger Creek Land Co., LLC.

  
\_\_\_\_\_  
Notary Public in and for said State

